168.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	580,300 / 580,300
					USE VALUE:	580,300 / 580,300
					ASSESSED:	580,300 / 580,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIAN CALLAHAN CO
Owner 2:	
Owner 3:	
Street 1:	20 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREEN SUSAN J -
Owner 2:	-
Street 1:	77 RHINECLIFF STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1914, having primarily Aluminum Exterior and 961 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	136,500	2,800	441,000	580,300
Total Card	0.161	136,500	2,800	441,000	580,300
Total Parcel	0.161	136,500	2,800	441,000	580,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 603.85 | /Parcel: 603.85

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 111319

GIS Ref

GIS Ref

Insp Date 07/27/18

!13002!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	136,500	2800	7,000.	441,000	580,300		Year end	12/23/2021
2021	101	FV	126,400	2800	7,000.	441,000	570,200		Year End Roll	12/10/2020
2020	101	FV	126,400	2800	7,000.	441,000	570,200	570,200	Year End Roll	12/18/2019
2019	101	FV	129,600	2800	7,000.	441,000	573,400	573,400	Year End Roll	1/3/2019
2018	101	FV	129,200	2800	7,000.	371,700	503,700	503,700	Year End Roll	12/20/2017
2017	101	FV	129,200	2800	7,000.	340,200	472,200	472,200	Year End Roll	1/3/2017
2016	101	FV	129,200	2800	7,000.	289,800	421,800	421,800	Year End	1/4/2016
2015	101	FV	113,100	2800	7,000.	252,000	367,900	367,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:57:54

LAST REV

Date	Time
07/08/21	17:55:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREEN SUSAN J,	78060-490	1	6/21/2021		745,000	No	No		
LONIGRO SUSAN G	42810-4		5/17/2004	Family	99	No	No		
CRONENWETH SCOT	29517-262		12/14/1998		224,000	No	No		Y

USER DEFINED

Prior Id # 1:	111319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/1993	360	Manual	500					REPAIR SILL DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	372	PATRIOT
2/19/2009	Measured	372	PATRIOT
1/15/2000	Inspected	197	PATRIOT
12/7/1999	Measured	264	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,000	Spl Credit		Total:	441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98802000
Adj $ / SQ:	133.383
Other Features:	55000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197853
Depreciation:	61335
Depreciated Total:	136519

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

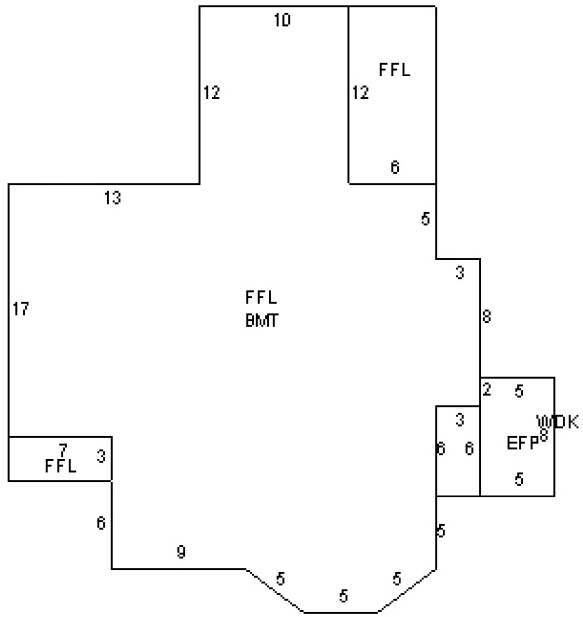
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	120.04
Special Features:	0	Val/Su Net:	72.34
Final Total:	136500	Val/Su SzAd	142.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	961	133.380	128,181
BMT	Basement	868	40.010	34,733
WDK	Deck	40	15.810	632
EFP	Enclos Porch	18	71.730	1,291

Net Sketched Area:	1,887	Total:	164,837
Size Ad	961	Gross Area	1887	FinArea	961
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	FR	1914	27.50	T	50	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800

IMAGE

AssessPro Patriot Properties, Inc